

## **BOARD OF ZONING APPEALS AGENDA NOVEMBER 30, 2016**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **November 30, 2016**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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#### ***Administrative Items***

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##### Staff/Action

E.M. Haley    MAGALY L. VALLEJO, SP 2016-MA-088

*Admin.*

*Moved to  
1/25/17 at  
appl. req.*

*Admin.*        GLORIA McGEE, A 2016-MV-014

*Moved to  
1/11/17 at  
appl. req.*

9:00 A.M.        FRANCISCO J. HERCEG, A 2016-PR-018 Appl. under Sect. 18-301 of the Zoning  
S. Gilbert       Ordinance. Appeal of a determination that the appellant is maintaining a second  
*Admin.*        detached dwelling unit located in a mobile home on the property in the R-1 District in  
*Moved to*       violation of Zoning Ordinance provisions. Located at 11529 Valley Rd., Fairfax, 22033 on  
*3/15/17 at*       approx. 4.20 ac. of land zoned R-1. Providence District. Tax Map 46-4 ((2)) 21.  
*appl. req.*

9:00 A.M.        DANIEL J. GERKIN & ALLYSON G. BLOOM, A 2012-DR-025 Appl. under sect(s). 18-301  
C.S. Belgin       of the Zoning Ordinance. Appeal of a determination that an accessory structure (a playset)  
*Admin.*        contributes to the coverage of over 30% of the minimum rear yard on property in the R-2  
*moved to*       District in violation of Zoning Ordinance provisions. Located at 2090 Grace Manor Ct.,  
*5/24/17 at*       McLean, 22101 on approx. 21,445 sq. ft. of land zoned R-2. Dranesville District. Tax Map  
*appl. req.*       41-1 ((33)) 11. *(Deferred from 1/9/13 at appl. req.) (Admin moved from 4/3/13, 5/15/13,*  
*11/6/13, 7/30/14, and 2/4/15 at appl. req.) (Admin. moved from 1/29/14 for ads.) (Admin.*  
*moved from 9/16/15 and 6/8/16 at appl. req.)*

**Public Hearings**

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- 9:00 A.M. BRIAN AND AMY HOGAN, SP 2016-SU-083 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. and open deck 9.2 ft from rear lot line and reduction in minimum yard requirements based on error in building location to permit accessory structure to remain 2.8 ft from rear lot line. Located at 2914 Mother Well Ct, Herndon, 20124, on approx. 10,396 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 025-3 ((04)) 0857. *(Decision Deferred from 11/16/16.)*
- S.E. Williams  
Approved
- 9:00 A.M. MERT UREL, SP 2016-MA-063 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction to the minimum yard requirements based on an error in building location to permit an addition to remain 8.0 ft. from the side lot line. Located at 3708 Rose Ln., Annandale, 22003, on approx. 12,891 sq. ft. of land zoned R-3. Mason District. Tax Map 60-4 ((3)) 177. *(Deferred from 10/5/16 at staff's req.)*
- S.E. Williams  
*Deferred to 2/8/17 at appl. req.*
- 9:00 A.M. ALBERT KO, CARLENE KO, SP 2016-SU-087 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3001 Dower House Dr., Herndon, 20171, on approx. 29,096 sq. ft. of land zoned PDH-2. Sully District. Tax Map 35-2 ((8)) (25) 1.
- S.E. Williams  
Approved
- 9:00 A.M. SHILOH BAPTIST CHURCH OF LORTON, VIRGINIA, SPA 83-V-090-02 Appl. under Sect. 3-E03 of the Zoning Ordinance to amend SPA 83-V-090, previously approved for a place of worship (church), to permit site modifications and an additional building. Located at 10704 Gunston Rd., Lorton, 22079, on approx. 8.65 ac. of land zoned R-E. Mt. Vernon District. Tax Map 114-4 ((1)) 20, 21, 22, and 22A. *(Admin. moved from 5/8/13 at appl. req.) (Indefinitely deferred from 7/10/13 and 6/18/14 at appl. req.) (Reactivated from indefinitely deferred on 4/15/14 and 7/15/15.) (Admin. moved from 11/18/15 at appl. req.) (Deferred from 12/2/15 at appl. req.) (Admin. moved from 2/3/16 at appl. req.) (Indefinitely deferred from 4/13/16 at appl. req.) (Reactivated on 8/30/16.)*
- S.E. Williams  
Approved
- 9:00 A.M. MARC AND CATHERINE LAVERY, SP 2016-MV-010 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an accessory structure (detached garage) 12.5 ft. from the rear lot line. Located at 5913 Hallowing Dr., Lorton, 22079, on approx. 29,376 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 122-2 ((2)) 95. *Deferred from 4/27/16 at appl. req.) (Continued from 6/29/16 and 7/27/16 at appl. req.) (Admin. moved from 10/19/16 due to change in Ad language.)*
- E.M. Haley  
Approved
- 9:00 A.M. EMMA THERESA ALEXANDER, SP 2016-BR-065 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements for the construction of an addition 5.0 ft. from a side lot line such that side yards total 23.6 ft. Located at 5121 Holden St., Fairfax, 22032, on approx. 19,556 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((5)) (5) 35. *(Deferred from 10/5/16 at appl. req.)*
- E.M. Haley  
Approved
- 9:00 A.M. DIVIESH NANA, SP 2016-SU-081 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 13306 Glen Taylor Ln., Herndon, 20171, on approx. 9,601 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 25-3 ((4)) 789. *(Admin. moved from 11/2/16 at appl. req.)*
- H. Eddy  
Denied

- 9:00 A.M. CHESTERBROOK SWIMMING AND TENNIS CLUB, INCORPORATED, SPA 79-D-054-02 Appl. under Sect(s). 3-103, 3-303 and 8-401 of the Zoning Ordinance to amend  
H. Eddy SP 79-D-054 previously approved for a swim and tennis club to permit site modifications.  
Approved Located at 1812 Kirby Rd., McLean, 22101, on approx. 8.8 ac. of land zoned R-1 and R-3. Dranesville District. Tax Map 31 3((1)) 60B and 31-3 ((5)) 1C.
- 9:00 A.M. TAN LE, SP 2016-PR-089 Appl. under Sect(s). 8-914, 8-917 and 8-918 of the Zoning  
H. Eddy Ordinance to permit a reduction in minimum yard requirements based on errors in building  
*Continued* locations to permit an accessory structure (playhouse) to remain 8.6 ft. and deck 8.5 ft.  
*to 2/1/17* from a side lot line, to permit an accessory dwelling unit and modification to the limitations  
on the keeping of animals (Chickens). Located at 3700 Highland Pl., Fairfax, 22033, on  
approx. 1.20 ac. of land zoned R-1. Providence District. Tax Map 46-4 ((2)) 43A  
(Concurrent with VCA 81-C-059).
- 9:00 A.M. TAN LE, VCA 81-C-059 Appl. under Sect(s). 18-401 of the Zoning Ordinance to amend  
H. Eddy V 81-C-059 previously approved for a carport 1.0 ft. from side lot line to permit addition to  
*Continued* remain 0.8 ft. from a side lot line. Located at 3700 Highland Pl., Fairfax, 22033, on approx.  
*to 2/1/17* 1.20 ac. of land zoned R-1. Providence District. Tax Map 46-4 ((2)) 43A (Concurrent with  
SP 2016-PR-089).

**JOHN F. RIBBLE III, CHAIRMAN**